CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA
REGULAR MEETING

SEPTEMBER 18, 2007

INVOCATION:
Rev. Steve Felton, Santa Maria Church of the Nazarene, gave the invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Orach led the pledge of allegiance.

CALL TO ORDER:
Mayor Lavagnino called the Regular Meeting of the City Council to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Orach, Patino, Trujillo, Zacarías, and Mayor Lavagnino

STAFF MEMBERS PRESENT
City Manager Ness, City Attorney Trujillo, Assistant City Manager Haydon, Fire Chief Ortiz, Director of Administrative Services Snodgrass, Director of Community Development Lindsey, Director of Public Works/City Engineer Whitehead, Police Chief Macagni, Director of Utilities Sweet, and Chief Deputy City Clerk Perez.

RESOLUTION OF COMMENDATION
Mayor Lavagnino read a resolution commending Mike Champion, Reserve Fire Captain for the Santa Maria Fire Department, for his 30 years of outstanding service to the City.

Resolution No. 2007-124 was adopted on motion by Councilmember Orach, seconded by Councilmember Patino, and carried on the following vote:

AYES:	Councilmembers Orach, Patino, Trujillo, Zacarías, and Mayor Lavagnino
NOES:	None
ABSENT:	None
ABSTAIN:	None

Resolution No. 2007-124 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, COMMENDING SANTA MARIA RESERVE FIRE CAPTAIN MIKE CHAMPION FOR HIS 30 YEARS OF OUTSTANDING SERVICE TO THE CITY OF SANTA MARIA AND CONGRATULATING HIM ON HIS RETIREMENT.

Mayor Lavagnino presented the resolution to Mike Champion and thanked him for his dedication and commitment to the City.

Santa Maria Fire Captain Leonard Champion presented his father with a shadow box from the Fire Department containing Mike Champion's badge, face shield, and patches to commemorate his 30 years of service on the Fire Department.

VOLUNTEERS OF THE MONTH
Councilmember Orach presented gifts to Colin Lindsey and Anna Schwab, the Recreation and Parks Department Volunteers of the Month for September, for their many hours of volunteer work with the recreation swim program and commitment to the Paul Nelson Aquatic Center.

PROCLAMATION – LITERACY AND MULTICULTURAL FESTIVAL
Councilmember Zacarías read a proclamation urging the community to attend and support the Second Annual Literacy and Multicultural Festival in the City to be held on September 30, 2007, from 11:00 a.m. to 4:00 p.m. at the Santa Maria Public Library. The proclamation was accepted by Isa Ponce-Jimenez from the Literacy Council.

PROCLAMATION – NATIONAL ALCOHOL AND DRUG ADDICTION RECOVERY MONTH

Councilmember Patino read a proclamation declaring the month of September 2007 as National Alcohol and Drug Addiction Recovery Month in the City of Santa Maria, and encouraging all residents to unite with this year's theme "Saving lives, saving money" by supporting men, women and youth who are in drug and alcohol addiction treatment and recovery along with their families. The proclamation was accepted by Teresa Menchaca, Executive Director of Fighting Back Santa Maria Valley.

PUBLIC COMMENT

Bob Ziener again requested the City Council consider a full-sized replica of the ship, the Santa Maria, as part of the downtown revitalization.

Joan Leon, Santa Maria Community Coalition, presented a list of questions regarding the Santa Maria Levee and requested that another presentation be made on the status of the Levee for the public's benefit.

Raul Zermeno spoke regarding the successful Fiestas Patrias held on September 16th to celebrate Mexican Independence Day and thanked the Council and the City for its support and cooperation for the event.

CONSENT CALENDAR

Consent Calendar Items A through J were approved on motion by Councilmember Orach, seconded by Councilmember Trujillo, and carried on the following vote:

AYES: Councilmembers Orach, Patino, Trujillo, Zacarías, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

A. ORDINANCES

The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES

The Minutes of the Regular City Council Meeting of September 4, 2007, were approved as submitted.

C. ORDINANCE NO. 2007-17

Council conducted the second reading and adopted Ordinance No. 2007-17 authorizing an amendment to the contract between the City and the California Public Employees' Retirement System (CalPERS) for Section 21624, 21626, and 21628 (Post-Retirement Survivor Allowance) for local Fire members.

Ordinance No. 2007-17 adopted. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY COUNCIL OF THE CITY OF SANTA MARIA AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM.

D. WARRANTS

Warrant Nos. 136821 to 137082 in the amount of $2,393,442.72 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services. Warrant Nos. 136341, 135993, 136698, and 136940 were canceled.

E. PAYROLL

Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Administrative

Services and having been approved for payment by the Director of Administrative Services.

F. ORDINANCE NO. 2007-19
Council conducted the second reading and adopted Ordinance No. 2007-19 amending Chapter 7-4, Speed Limits of the Santa Maria Municipal Code.

Ordinance No. 2007-19 adopted. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING CHAPTER 7-4, SPEED LIMITS, OF THE SANTA MARIA MUNICIPAL CODE.

G. CROSSWALKS
Resolution No. 2007-125 was adopted approving the establishment of school crosswalks at the intersections of Fesler Street and Smith Street in the north/south and east/west directions.

Resolution No. 2007-125 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ESTABLISHING CROSSWALKS PURSUANT TO SECTION 21106 OF THE CALIFORNIA VEHICLE CODE.

H. NO STOPPING ZONE
Resolution No. 20007-126 was adopted approving the establishment of a no stopping zone on Concord Avenue near Garnet Way.

Resolution No. 2007-126 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ADOPTING A NO STOPPING ZONE ON CONCORD AVENUE PURSUANT TO SECTION 7-5.16 OF THE SANTA MARIA MUNICIPAL CODE.

I. NO STOPPING ZONE
Resolution No. 2007-127 was adopted approving the establishment of a no stopping zone on East Enos Drive near Shepard Drive.

Resolution No. 2007-127 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ADOPTING A NO STOPPING ZONE ON EAST ENOS DRIVE PURSUANT TO SECTION 7-5.16 OF THE SANTA MARIA MUNICIPAL CODE.

J. PARKING RESTRICTIONS
Resolution No. 2007-128 was adopted approving the establishment of one-hour parking zones on Roemer Way and Roemer Place, and a no stopping zone on Roemer Place.

Resolution No. 2007-128 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ADOPTING A ONE-HOUR PARKING ZONE ON ROEMER WAY AND ROEMER PLACE PURSUANT TO SECTION 7-5.14 OF THE SANTA MARIA MUNICIPAL CODE AND A NO STOPPING ZONE ON ROEMER PLACE PURSUANT TO SECTION 7-5.16.

TENANT-BASED RENTAL ASSISTANCE PROGRAM
Community Programs Manager Coelho-Hudson gave the staff report. During the needs assessment portion of the Fiscal Year 2007-08 allocations process for the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships (HOME) Program, a number of public service agencies expressed difficulty in placing low-income clients into permanent rental housing. To address this community need, the Block Grants Advisory Committee proposed developing a pilot program that would provide assistance to qualifying individuals for security deposits and rent. On May 1, 2007, the City Council approved the final allocations and activities for the use of Fiscal Year 2007-08 federal funds under the CDBG Program and the HOME Program. As part of the allocations process, $130,000 was allocated in HOME Program funds to implement a Tenant-Based Rental Assistance Program for the City. The proposed Tenant-Based Rental Assistance Program and Guidelines were modeled after the City of San Luis Obispo's successful program. The Block Grants Advisory Committee

approved the proposed Guidelines at its meeting on August 17, 2007. A Program Oversight Committee was formed and four Block Grants Advisory Committee Members were appointed to serve on the Oversight Committee along with staff. The Special Projects Division will administer the program with oversight from the Program Oversight Committee. Local non-profit agencies will apply to the City in order to participate in the program. The Program Oversight Committee will select those agencies that meet the program's criteria for participation. In order to qualify for participation, tenants must be under case management with an approved referring agency for at least six months prior to application. Tenants must continue participating in a case management program while under contract with the City until completion of the program that would include repayment of the security deposit. The City will provide a security deposit up to a maximum of $1,000 in the form of a loan to the tenant. In addition, the City will provide a monthly rental subsidy directly to the landlord for the tenant's rent on a decreasing basis. Staff intends to build partnerships with the Housing Authority of the County of Santa Barbara, People's Self-Help Housing Corporation, and other private property owners to reserve or coordinate the use of subsidized rental units for the City's program and maximize leveraging of funds.

Councilmember Patino asked how people were supposed to pay the rent and pay back the loan on the seventh month if they didn't have the means to pay the rent on the first month.

Celeste Coelho-Hudson explained that it was her understanding that the people applying would be employed, but might not have enough money saved for the deposit. It is hoped that the people would become totally self-sufficient within six months or sooner. The applications would be reviewed on a case-by-case basis to ensure the people had the ability to pay.

Councilmember Patino asked who would be providing continued oversight to ensure that only one family would be living in the apartment and not two or three families.

Celeste Coelho-Hudson responded that their case manager would be checking on them as part of the referral.

Councilmember Patino asked if criteria had been developed for the referring agencies and how long a person or family had to live in Santa Maria in order to be referred to the program.

Celeste Coelho-Hudson replied that it was her understanding that most of the families that would be referred from other programs had been participating in those programs for a long time and living in Santa Maria.

Councilmember Patino then asked for an explanation of the case management program.

Celeste Coelho-Hudson explained that there were various areas of family life that case management assisted with such as helping obtain jobs, save money, find childcare, and manage finances.

Councilmember Patino asked what the criteria was for the Oversight Committee and what exactly they would be doing.

Celeste Coelho-Hudson responded that four members of the Block Grants Advisory Committee had been selected to serve on the Oversight Committee with staff to select the referring agencies and review the applications.

Councilmember Orach stated San Luis Obispo had a good program. He asked how much they had to work with and how many families they were able to serve in a year.

Celeste Coelho-Hudson explained that the San Luis Obispo Housing Authority received $250,000 in HOME funds a year and were able to assist about 100 families.

Councilmember Orach indicated that the $130,000 which had been allocated for this program would probably not go very far and asked if the Block Grants Advisory Committee would be requesting additional funds each year from the HOME funds. He also asked if the referring agencies would have to reapply each year.

Celeste Coelho-Hudson replied this was a pilot program that would take several months to finalize. If it was successful, the Block Grants Advisory Committee would have to request additional funds each year. As far as the referring agencies reapplying each year, they hadn't developed those requirements yet.

Vibiana Saavedra, Santa Maria Community Coalition, indicated the Coalition was very much in support of the program and the guidelines. She said there were a lot of occurrences that could put a family into a crisis situation. When that happened, getting back on their feet could sometimes seem insurmountable, and coming up with first and last month's rent and security deposit could be very difficult. She said at a recent homeless forum, she learned that there are resources available for individuals, but not many for families.

Councilmember Zacarías commended the Block Grants Advisory Committee for being innovative and looking to a neighboring city's program as a model.

Councilmember Patino asked for a report back in six months or a year.

Resolution No. 2007-129 was adopted approving a Tenant-Based Rental Assistance Program and Guidelines and staff was directed to report back on the progress in six months on motion by Councilmember Patino, seconded by Councilmember Zacarías, and carried on the following vote:

AYES: Councilmembers Orach, Patino, Trujillo, Zacarías, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2007-129 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE GUIDELINES FOR THE TENANT-BASED RENTAL ASSISTANCE PROGRAM.

AWARD OF BID FOR TRAFFIC SIGNAL

Director of Public Works/City Engineer Whitehead gave the staff report. The Council is asked to consider awarding the bid for the Alvin Avenue and Railroad Avenue Traffic Signal, Bid No. 2008/03 and approving a contract with Woeste Electric, Inc. The intersection of Alvin Avenue and Railroad Avenue is presently a four-way stop controlled intersection. Located along two collector roadways, the subject intersection lies within the vicinity of the Boys and Girls Club and Robert Bruce Elementary School. An analysis of the traffic volumes and accident history at the intersection warrants the need for the installation of a traffic signal. Since January 2003, there have been 33 accidents reported at this intersection, including 12 broadside collisions and 4 injuries. The proposed traffic signal will include protected left turn signals, an Opti-Com emergency vehicle preemption system and sufficient conduit to accommodate a future red light camera detection system. The City received two bids with Woeste Electric, Inc. submitting the low bid in the amount of $176,408. Sufficient funds for this project have been budgeted.

Mayor Lavagnino asked if the Public Works Department was looking at other intersections for the installation of traffic signals.

Director Whitehead explained that staff was continually monitoring the accident history that occurs at all locations throughout the City, and especially at intersections where there are high traffic volumes. When accidents start occurring, they look at the warrants necessary for traffic signal installation.

Resolution No. 2007-130 was adopted awarding the bid and approving an agreement with Woeste Electric, Inc. on motion by Councilmember Orach, seconded by Councilmember Zacarías, and carried on the following vote:

AYES: Councilmembers Orach, Patino, Trujillo, Zacarías, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2007-130 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A CONTRACT WITH WOESTE ELECTRIC, INC., FOR ALVIN AVENUE AND RAILROAD AVENUE TRAFFIC SIGNAL, BID NO. 2008/03.

Mayor Lavagnino asked Police Chief Macagni if it was legal for a driver to make a right-hand turn at Cook and McClelland Streets when all traffic lights were red for pedestrian crossing.

Police Chief Macagni explained that it was legal to make a right-hand turn as long as it was safe to do so.

CITY MANAGER'S REPORT

City Manager Ness reported on items for the October 2, 2007, City Council meeting including a performance by the Ontiveros School Chorus, a purchase agreement for the Intermodal Transit Center at Boone Street and Miller Street, and a business loan under the Business Retention and Attraction Loan Program.

ORAL REPORTS BY COUNCILMEMBERS

Councilmember Trujillo announced he was the welcome speaker for the Filipino Senior Citizen Association's 20th Anniversary celebration at the Elks Club on September 15th.

Councilmember Patino reported on her attendance at the Law Enforcement Appreciation Dinner on September 5th at the Elks Club, the Santa Maria Valley Beautiful Awards Dinner on September 12th, and the Fiestas Patrias on September 16th. She also announced that Fighting Back Santa Maria Valley would be sponsoring a "Free for the Weekend" event for junior high school students on Saturday, September 22nd at Saturn of Santa Maria.

Mayor Lavagnino reported on his trip to Connecticut, Massachusetts, and Maine during the last two weeks.

Councilmember Zacarías announced she had attended the League of California Cities Annual Conference on September 5th, 6th and 7th, in Sacramento and commended the City for receiving another Helen Putnam Award. She also reported on her attendance at the AAUW's annual recognition of a special program called Tech Trek that provides an opportunity for young women to learn about science and math. On Monday, September 10th, she met with a group of youth football parents. On Wednesday, September 12th, she attended a presentation on Meth and gang issues by the Santa Maria Police Department and Fighting Back Santa Maria Valley to educate parents. On Saturday, September 15th, she participated in the United Way "Day of Caring" by planting flowers and weeding at Good Samaritan Shelter.

Councilmember Orach reported on his attendance at the Fiestas Patrias on September 16th, and at the Discovery Museum fundraising event.

CLOSED SESSION

Mayor Lavagnino announced that the Closed Session for Conference with Legal Counsel - regarding existing litigation pursuant to Subsection (a) of Government Code Section 54956.9 to discuss Santa Maria Valley Water Conservation District (SMVWCD) v. City of Santa Maria had been cancelled.

ADJOURNMENT

There being no further business to come before the City Council at this time, Mayor Lavagnino declared the meeting adjourned at 7:35 p.m.

APPROVED

October 2, 2007
Date

Deputy City Clerk of the City of Santa Maria and ex officio Clerk of the City Council

ATTEST

Chief Deputy City Clerk

Mayor of the City of Santa Maria